



Lethlean Towans
Phillack
Hayle
TR27 5AP

**Offers In The Region Of
 £375,000**

- A THREE BEDROOM CHARACTER FAMILY HOME
- HIGHLY REGARDED RESIDENTIAL LOCATION CLOSE TO THE TOWANS AND BEACHES
- FRONT AND REAR GARDENS
 - GARAGE AND PARKING
 - A RARE OPPORTUNITY
- FAR REACHING RURAL VIEWS
- INTERNAL VIEWING IS SURE TO IMPRESS!
 - EPC:E41
 - SOLAR PANELS
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
 millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 1036.00 sq ft



3



1



1



E54

PROPERTY DESCRIPTION

A delightful three bedroom character cottage with good sized gardens to the front and rear of the property. The well presented accommodation briefly comprises, open plan lounge/diner with wood burning stove, exposed beam ceiling and separate w/c. Access from the lounge leads to a well equipped kitchen. The first floor comprises, three bedrooms and a spacious family bathroom with freestanding slipper bath and shower cubicle. Outside there are good sized gardens to the front and rear of the property, laid mainly to lawn. The property also offers offroad parking and a garage. An internal viewing of this superb property is sure to impress!

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

PORCH

Tiled flooring, double glazed windows to three sides, sloping roof, door into...

OPEN PLAN LOUNGE / DINER

Tiled flooring, exposed beamed ceiling, electric radiator, recessed shelving with storage below.

Lounge: exposed floor boards and exposed beamed ceiling, electric radiator, multi fuel stove, wall light, inset spot lights into beams, double glazed sash window to the rear.

Door off dining area to...

KITCHEN

Fitted with a range of shaker style base and wall mounted units, two glass display units, and wood work surfacing. Vinyl wood effect flooring, electric radiator, inset ceiling spot lights, space for freestanding cooker.

Sink with mixer tap and tiled splash back, integrated dishwasher and fridge freezer, obscured glazed door into...

W/C

Low level w/c with push button flush, vinyl flooring, wall mounted sink, useful understairs storage area.

From the dining area there is an obscured glazed door opening to a wooden staircase, leading to...

FIRST FLOOR LANDING

Exposed floor boards, electric radiator, loft hatch, step up to...

BATHROOM

A spacious bathroom with vaulted ceiling and exposed A frame ceiling.

There is a feature, double ended, freestanding slipper bath with mixer tap, double glazed window to the rear, vaulted ceiling, two Velux roof lights, inset ceiling spot lights, low level w/c, shower cubicle with electric shower, tiled surround and sliding glass door.

Heated towel rail, pedestal wash hand basin, tiled splash back.

BEDROOM

Exposed floor boards, double glazed sash style window to the rear, wall mounted electric heater.

BEDROOM.

Exposed floor boards, double glazed window to the front with views of the garden and distant views of Hayle Town, wall mounted electric heater.

BEDROOM..

Exposed wood flooring, double glazed sash style window to the front.

OUTSIDE

Access from the front porch leads to a paved patio area, enclosed by walling, enjoying a sunny aspect with space for seating.

A shared footpath provides access onto...

FRONT GARDEN

A paved pathway leads down the garden, which is laid to lawn, with mature trees, timber shed, and enclosed by hedging.

There are steps at the bottom of the garden which lead down to a lower section, providing a sunny aspect with a high degree of privacy.

REAR

Gated access to the rear of the property leads onto an enclosed small courtyard with outside tap.

There is a useful outside shower to the side of the house. A shared gravel path provides access across to a set of steps which lead to...

GARAGE

Fitted with an up and over door, power and light supplied, inspection pit, pedestrian door to the side.

There is a communal parking area directly in front of the garage.

STORAGE SHED

A useful storage shed which has space and plumbing for a washing machine. Power and light supplied.

.. To the side of the garage steps lead up to...

REAR GARDEN

Laid to lawn, with a timber shed, raised beds, greenhouse, fruit trees, enclosed by fencing and hedging, enjoying delightful rural views, feature circular seating area with sunken fire pit.

SERVICES

Mains electricity, water and private sewerage (septic tank). The property is heated via electric heaters and a wood burner.

DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street and onto Copper Terrace. Take the turning left by the recreation park, continue past the park and up the hill towards Lethlean Lane. At the sharp bend, turn right onto continue along this track and take the next turning on your left.



Continue up this hill and the entrance to the parking area for this property will soon be seen on your left hand side.

AGENTS NOTE

The property benefits from solar panels which are owned by the vendors. Ownership of these panels will be transferred to the new owners upon completion.

MATERIAL INFORMATION

Verified Material Information:

Council Tax band: A
 Tenure: Freehold
 Property type: House
 Property construction: Standard construction
 Energy Performance rating: E
 Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
 Electricity supply: Mains electricity
 Solar Panels: Yes
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Septic tank
 Heating: None is installed.
 Heating features: Night storage and Wood burner
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good
 Parking: Communal, Driveway, Off Street, and Garage
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1036 ft²
96.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

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Hayle

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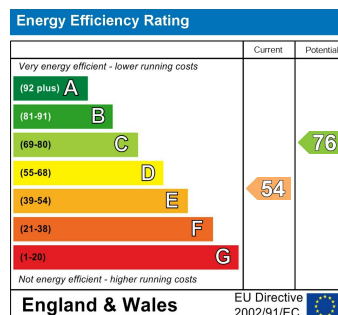
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